



75 Ullswater Drive, Dronfield Woodhouse, Dronfield, S18 8PN

Saxton Mee

# 75 Ullswater Drive

## Dronfield Woodhouse

Offers In The Region Of

**£275,000**

An excellent opportunity to acquire a very well presented three bedrooomed semi detached house which forms part of this popular and established residential area within easy reach of the Civic centre, shopping facilities on Pentland Road, regular bus service, renowned local schooling and parks.

Having double glazing and gas central heating via a combination boiler, the property briefly comprises: entrance hall with stairs rising to the first floor, living room, open plan dining kitchen with a range of integrated appliances and doors leading into the sun room overlooking the rear garden. Landing, three bedrooms (two doubles and one single) and excellent family bathroom.

Driveway parking to the front with gated access to the side leading into the rear garden. Paved patio area, useful plastic garden store and raised lawned gardens enjoying a southerly aspect.

- Ideal family home
- Three bedrooms and excellent family bathroom
- Close to a good range of local amenities including shops, schools and parks
- Gardens to the front and rear with ample parking
- Gas central heating and double glazing
- Modern fitted kitchen/dining room and additional sun room
- EPC= D
- Council Tax Band: C
- Tenure: Freehold



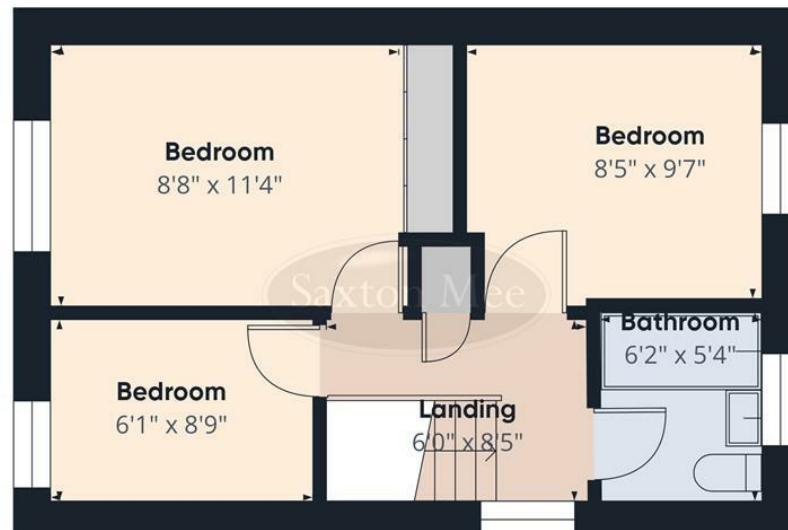




Floor 0

Approximate total area<sup>(1)</sup>

725 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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